



## Land Use & Transportation Workshop

November 19, 2020



## **Opening Remarks**

Steven Jones, Chairman, Calvert County Planning Commission

Maria Buehler, Vice Chair, Calvert County Planning Commission

Mary Beth Cook, AICP, Director, Department of Planning & Zoning

Jenny Plummer-Welker, AICP, Department of Planning & Zoning

## **Planning Direction, Growth and Development Trends**

Breakout Session

## **The Tools for Shaping Growth and Development**

Breakout Session

## **Closing and Next Steps**

Jenny Plummer-Welker, AICP, Department of Planning & Zoning

Steven Jones, Chairman, Calvert County Planning Commission

# Planning Framework Since 1970s

Supporting, encouraging, and directing growth away from the rural areas helps preserve the rural landscape and focuses development into Town Centers. Similarly, supporting, encouraging, and directing growth toward the Town Centers limits development within the rural areas and creates more activity and vibrancy within the Town Centers.



# Development from 1970 to 1989



Commercial and Residential Parcels

- Residential
- Commercial

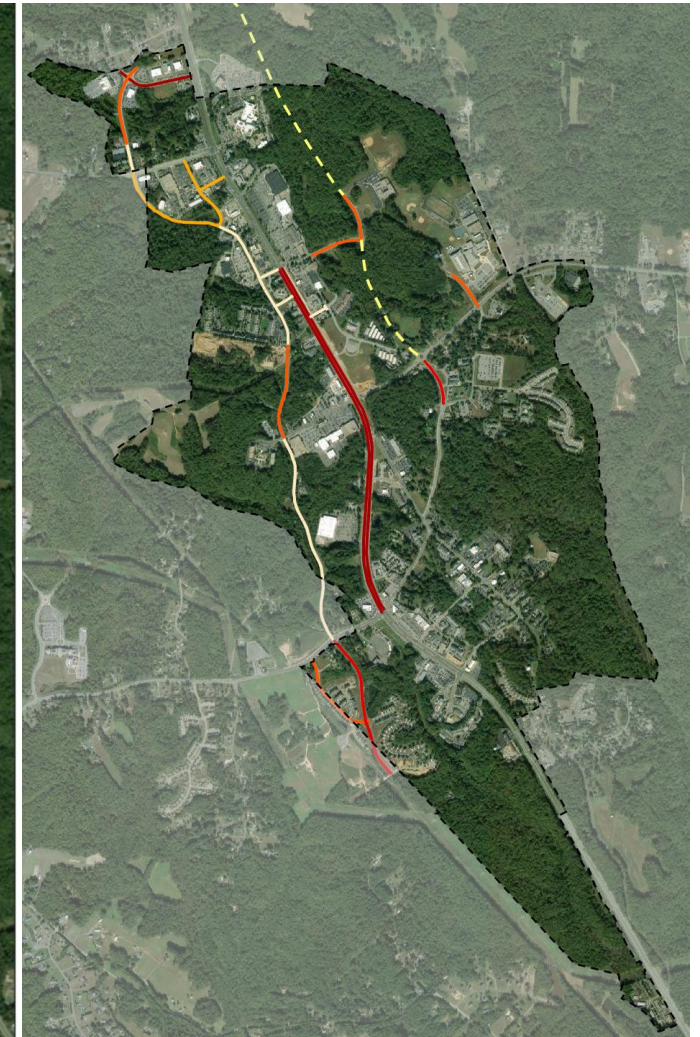
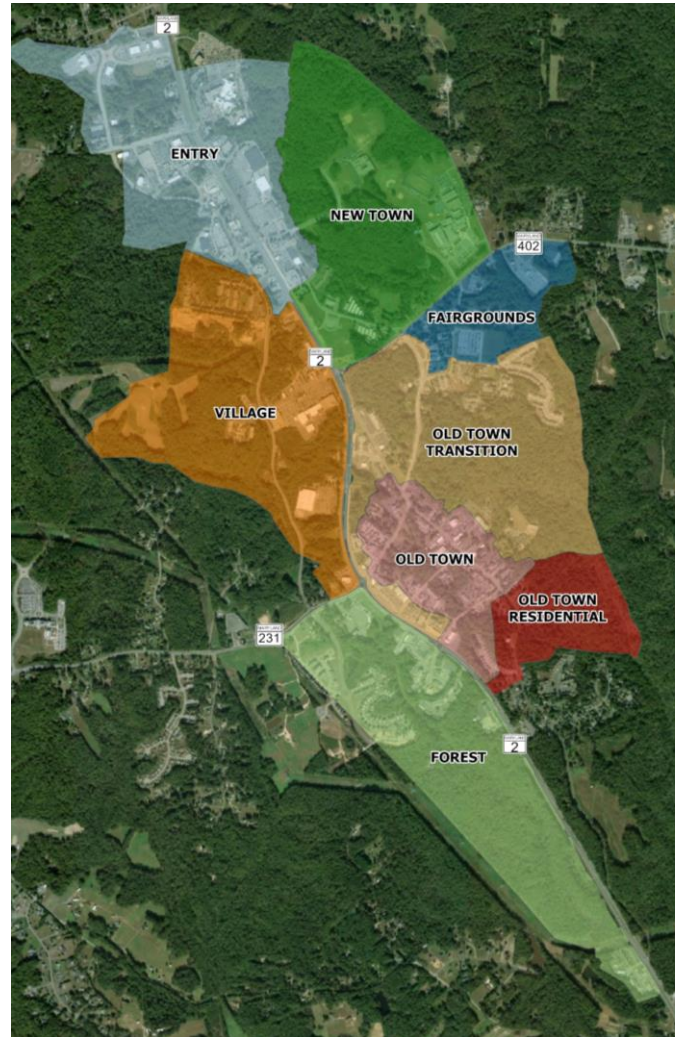
Currently Protected Lands





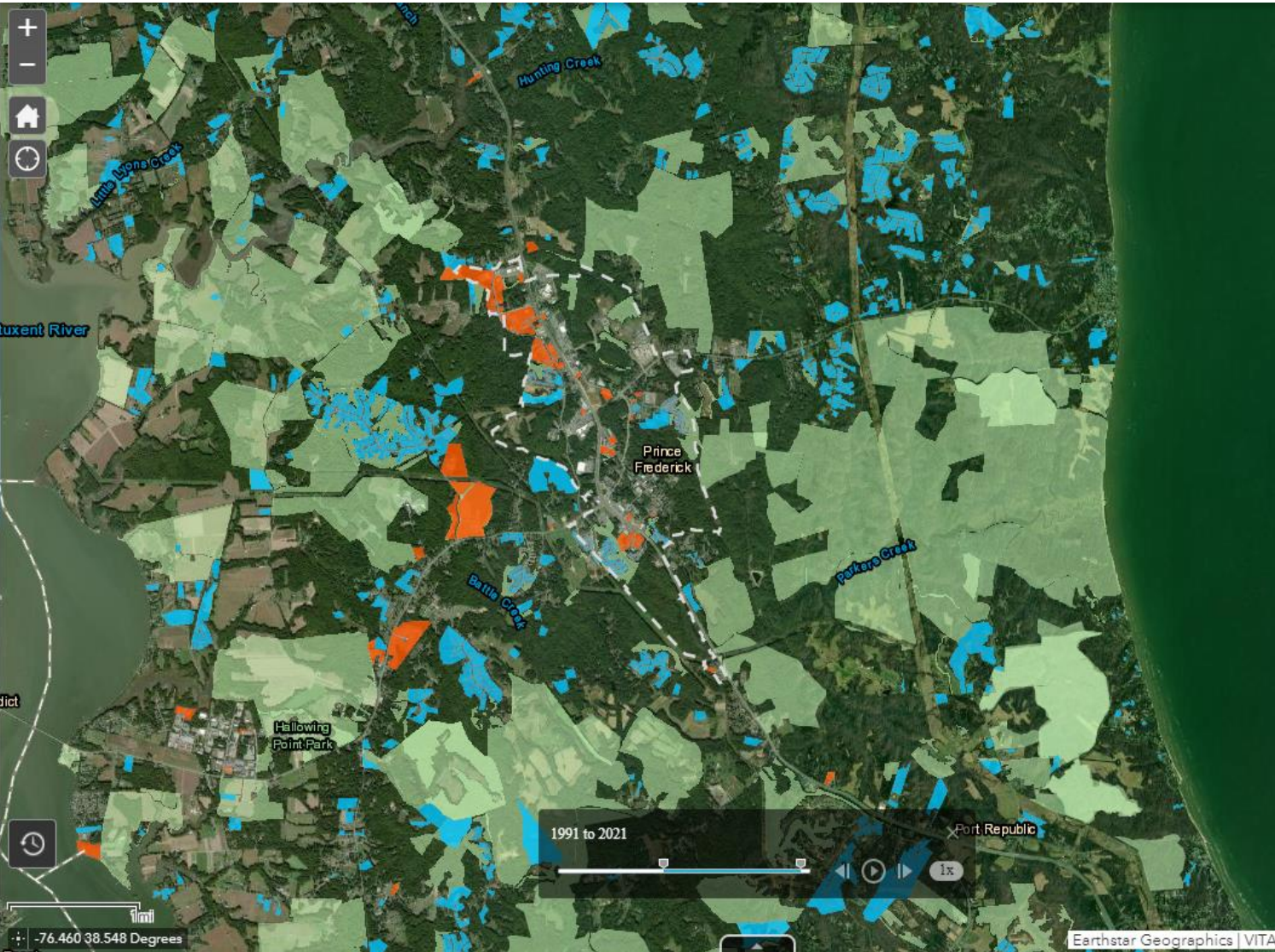
# Prince Frederick Town Center Master Plan (c. 1989)

- Established 8 districts each with its own targeted density and design requirements.
- Architectural, urban design and open space requirements intended to promote “small town feel.”
- Envisioned east and west loop roads, limited new signals and access on MD2-4, and preservation of the Drum Point railroad right-of-way as a future bicycle/pedestrian trail.





# Development from 1989 to 2020



## Commercial and Residential Parcels

 Residential

 Commercial

## Currently Protected Lands





# Design Charette: Goals

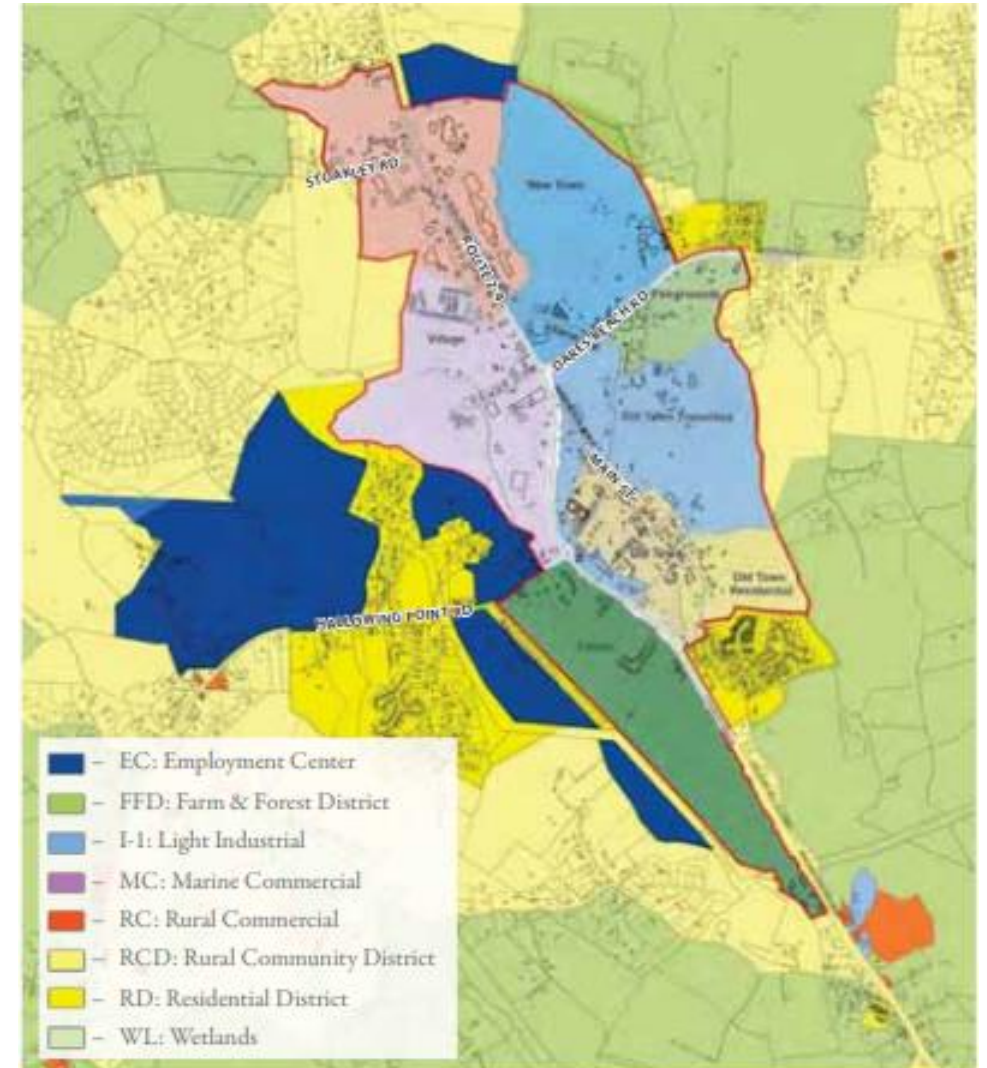
## In 2040

- Variety of housing & neighborhoods
- Attractive and crossable corridor
- Center for health and wellness
- Mixed-use shopping centers with high-quality tenants
- Enlivened Historic District
- Pedestrian and bicyclist-oriented development
- Variety of public spaces, places to stroll
- Employment center
- Armory and it's Square- transformative key mixed-use development
- Model of environmental stewardship, livability and economic stability



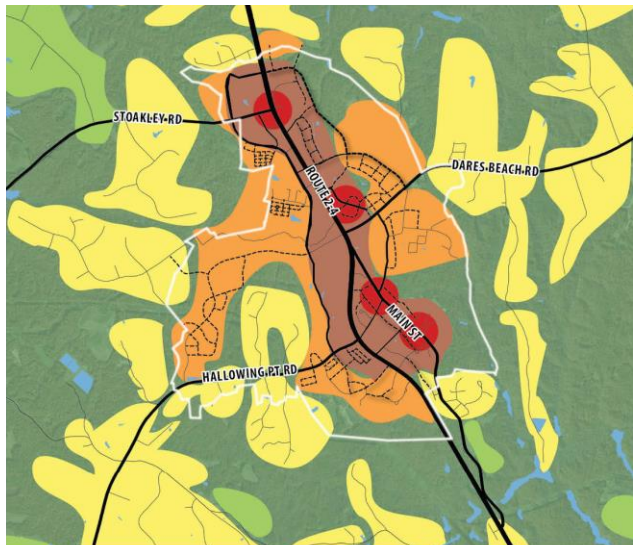
# Design Charette: Key Policy Recommendations

- Expand Town Center boundary and create new zoning districts based on frontage conditions.
- Update zoning ordinance to utilize pedestrian-oriented district standards and concentrate growth in town center.
- Complete loop road system with simplified connections.
- Reform TDR program to consider exemptions or reductions for mixed-use in Town Center.
- Consider requiring TDRs for single story or big box retail and development in the one-mile zone.
- Release Armory Square for redevelopment with the requirement for key public amenities.





# 2013 Prince Frederick Town Center Charette

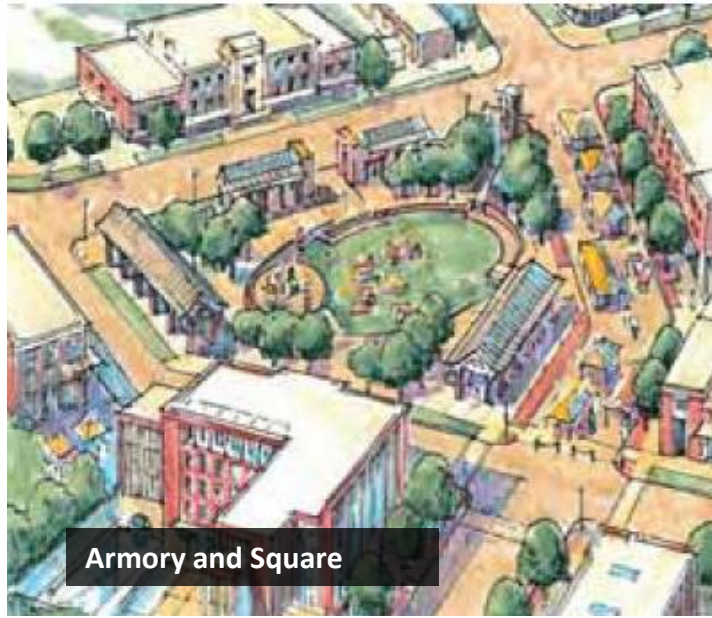




# Town Center Commercial and Civic



Fox Run Redevelopment



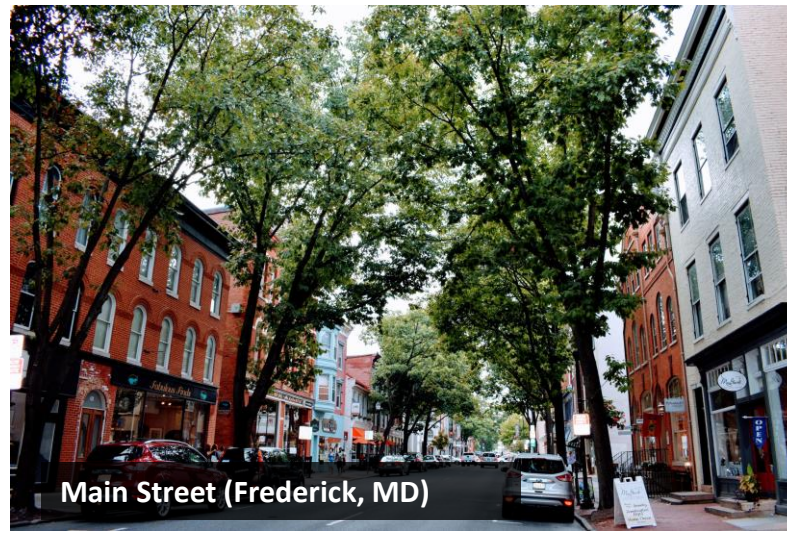
Armory and Square



Wisteria Green



Office Mixed-Use (Maple Lawn, MD)



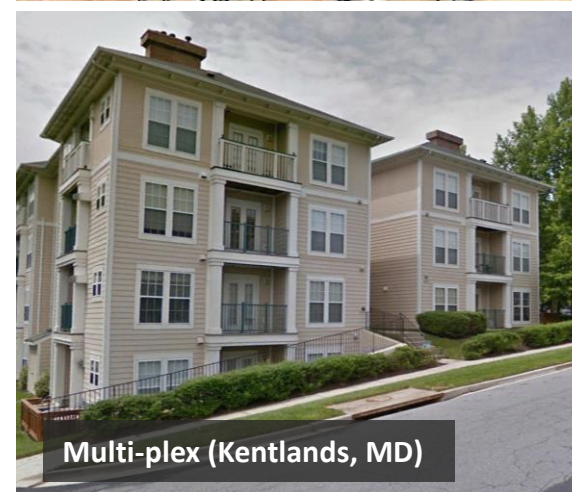
Main Street (Frederick, MD)



Vibrant Public Space (Frederick, MD)

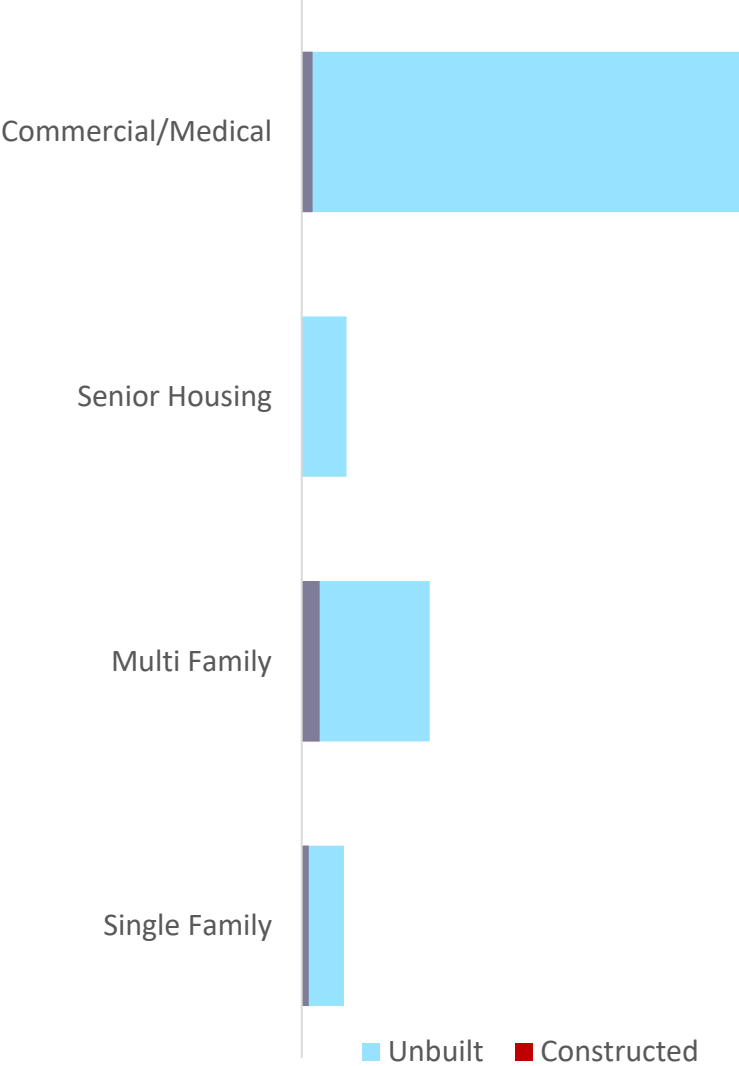
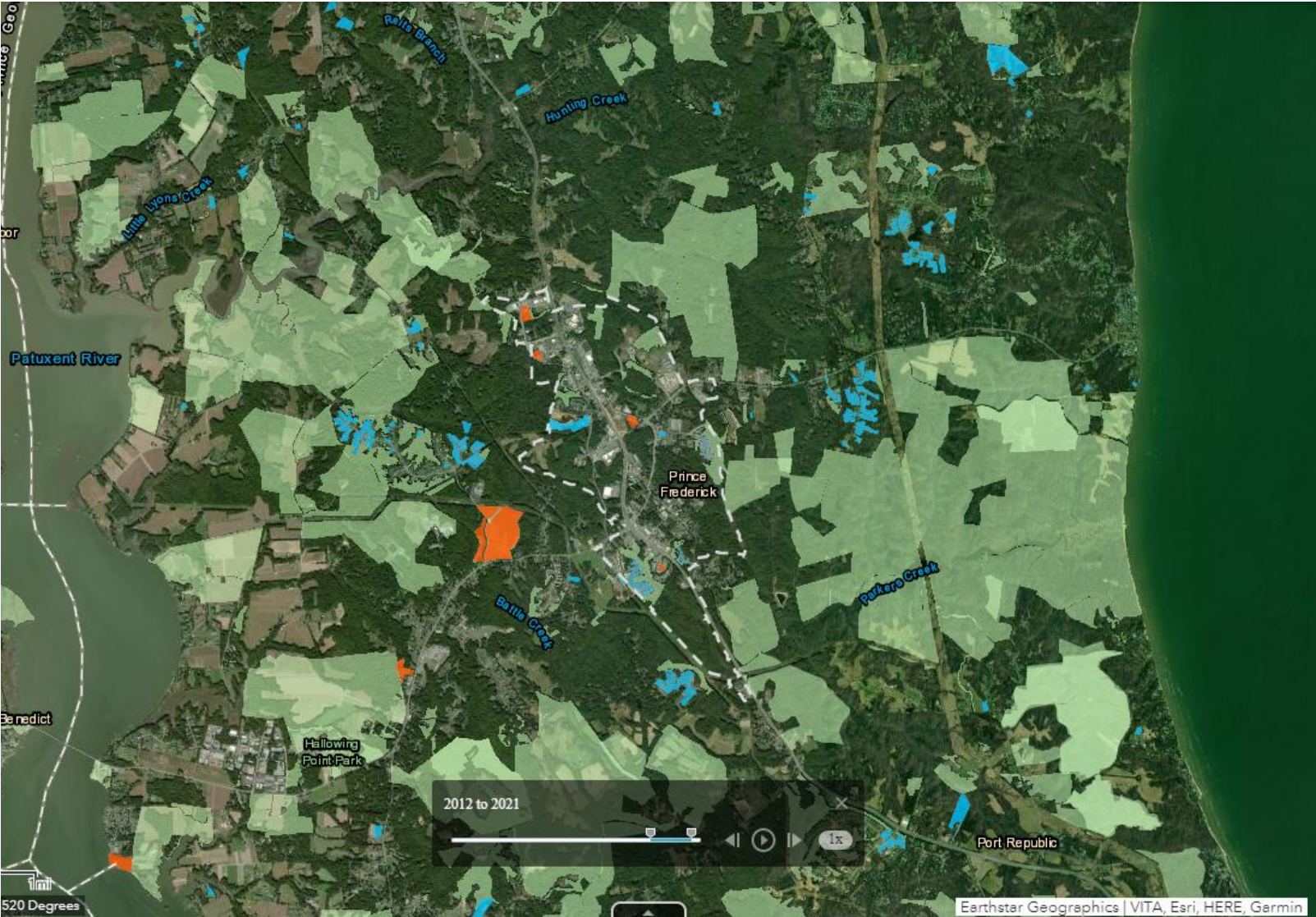


# Town Center Residential





# Development Since 2013





Preserve  
Add  
Remove  
Keep Out

# Break Out Session #1

# Breakout Session #1: The PARK Analysis

## Preserve

What is positive and should be kept and reinforced?

## Add

What do we not have, but need or desire?

## Remove

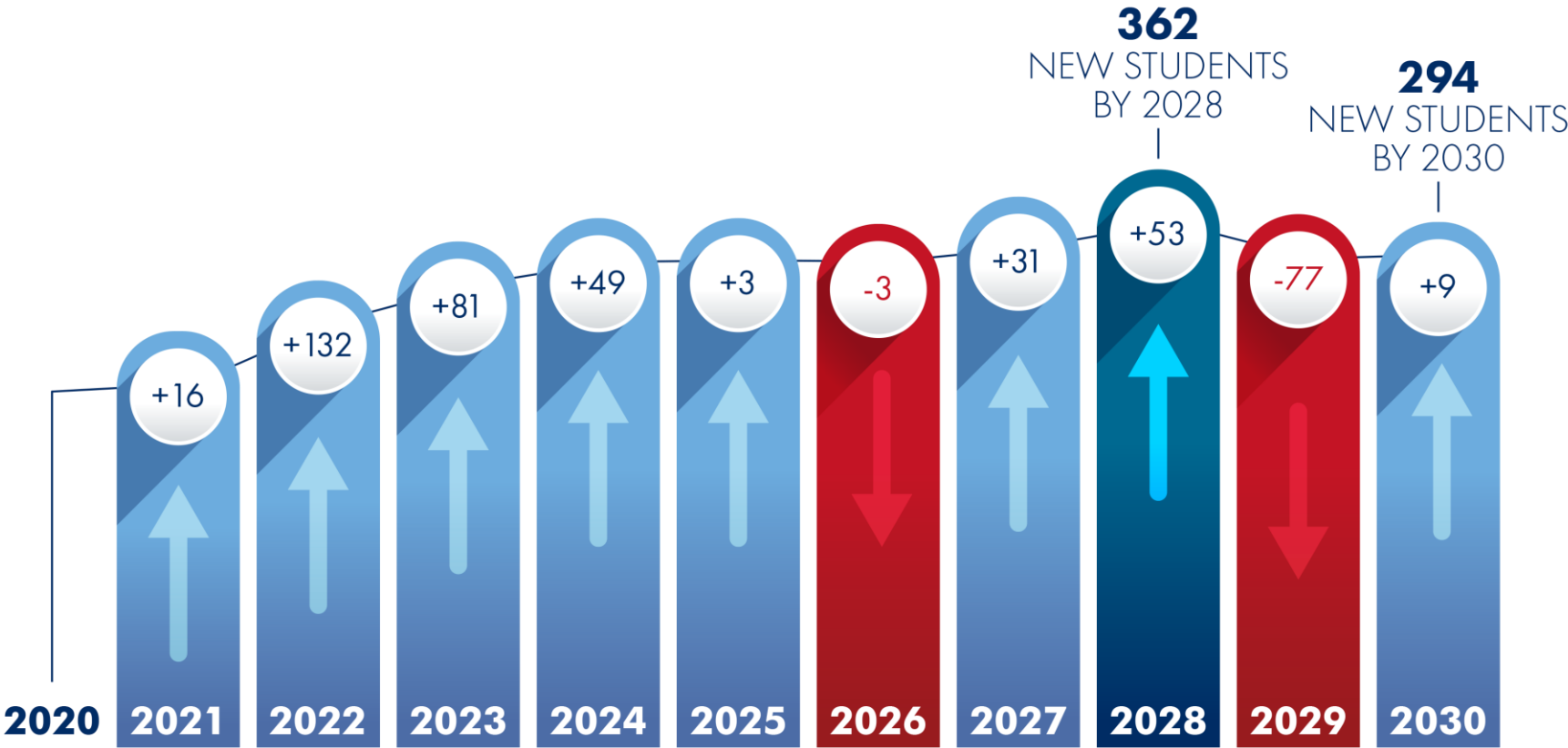
What existing negatives should be eliminated?

## Keep Out

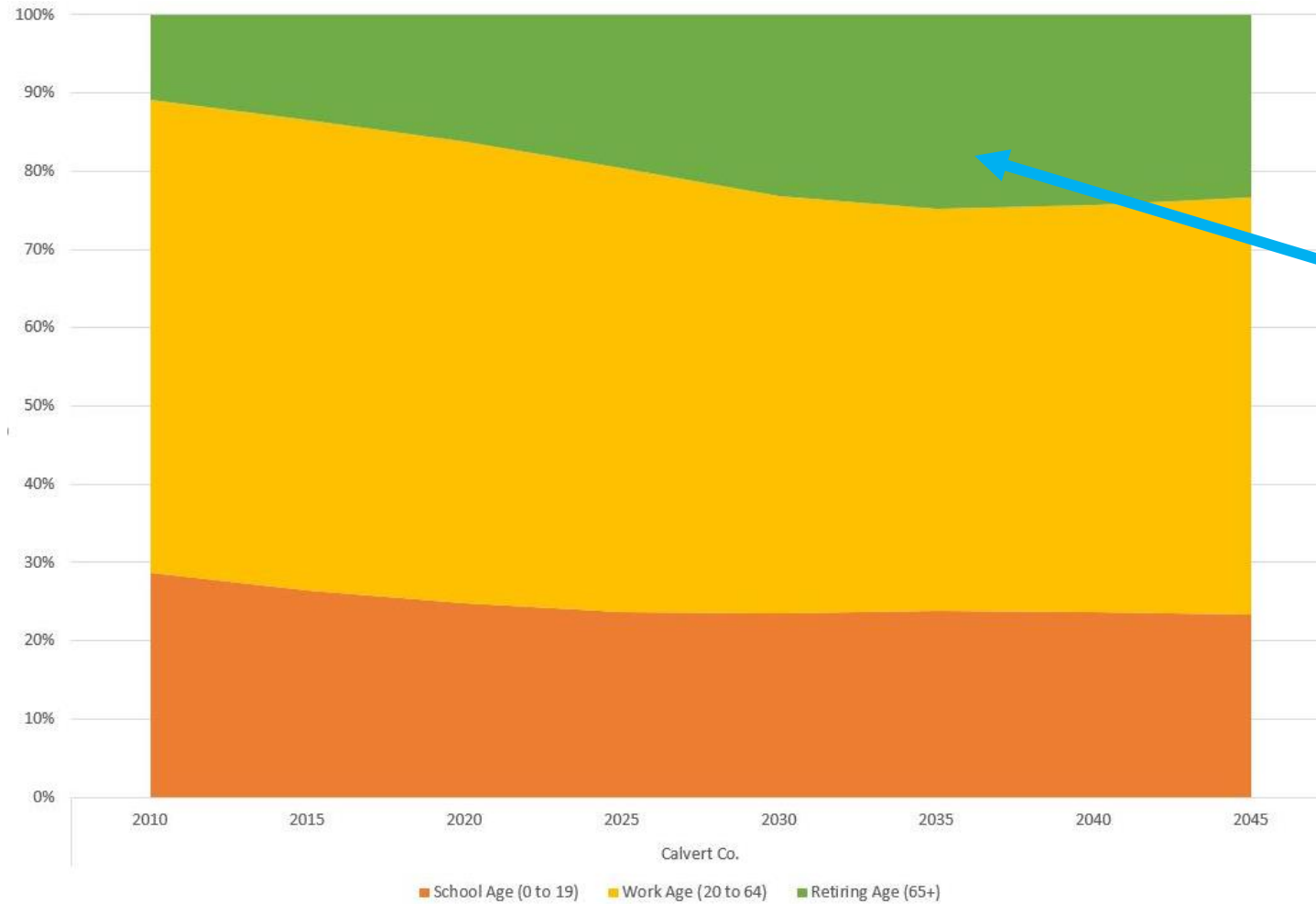
What outcomes do we want to avoid?



# Projected countywide school enrollment in the next decade.



# Age 65+ as proportion of entire county population.





Preserve  
Add  
Remove  
Keep Out

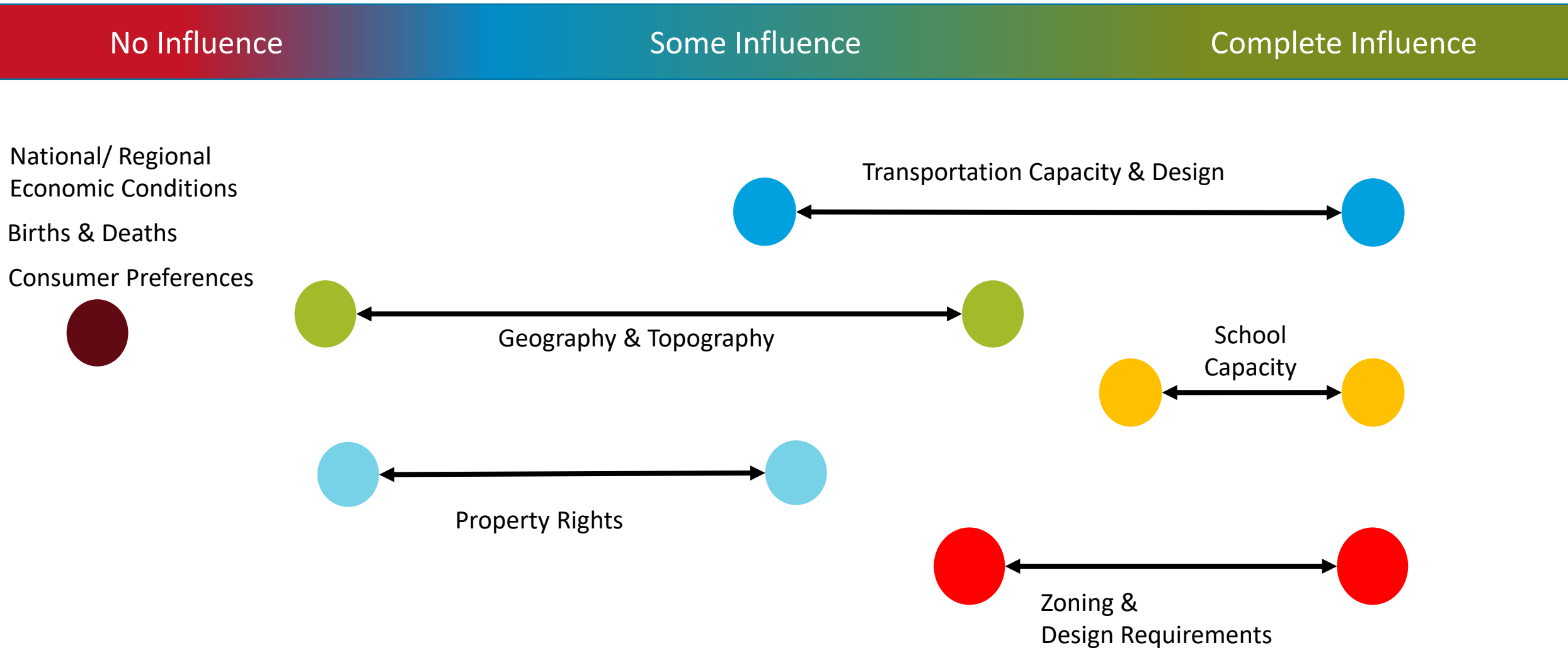
# Break Out Session #1

Laws  
Designs  
Investments

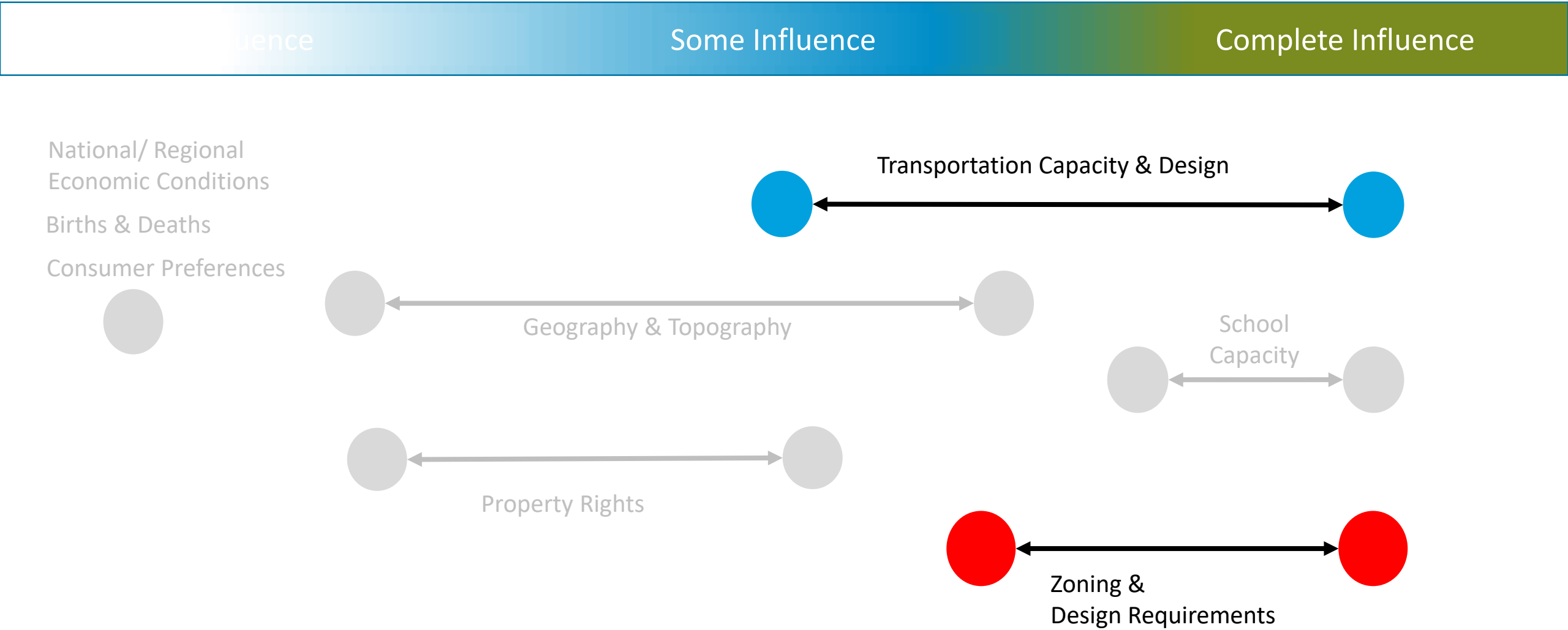
# How Can We Shape Growth and Development?



# Forces and Factors Affecting Growth



# Forces and Factors Affecting Growth





# Transportation Policy & Investment Tools

## Laws



- Adequate Public Facilities Requirements
- Impact Fees/Excise Taxes
- Parking Requirements
- Right-of-way or open space requirements

## Designs



- Street hierarchy
- Access management
- Grids and cul de sacs
- Sidewalks, pathways
- Roadway and pedestrian lighting
- Special markings and paving
- Buffers

## Investments



- County roads
- State roads
- Bike and walking paths
- Sidewalks
- Transit services
- Plazas and public spaces

Setting  
Investment  
Priorities

# Break Out Session #2



# Investment Choices

## Bicycle/Pedestrian

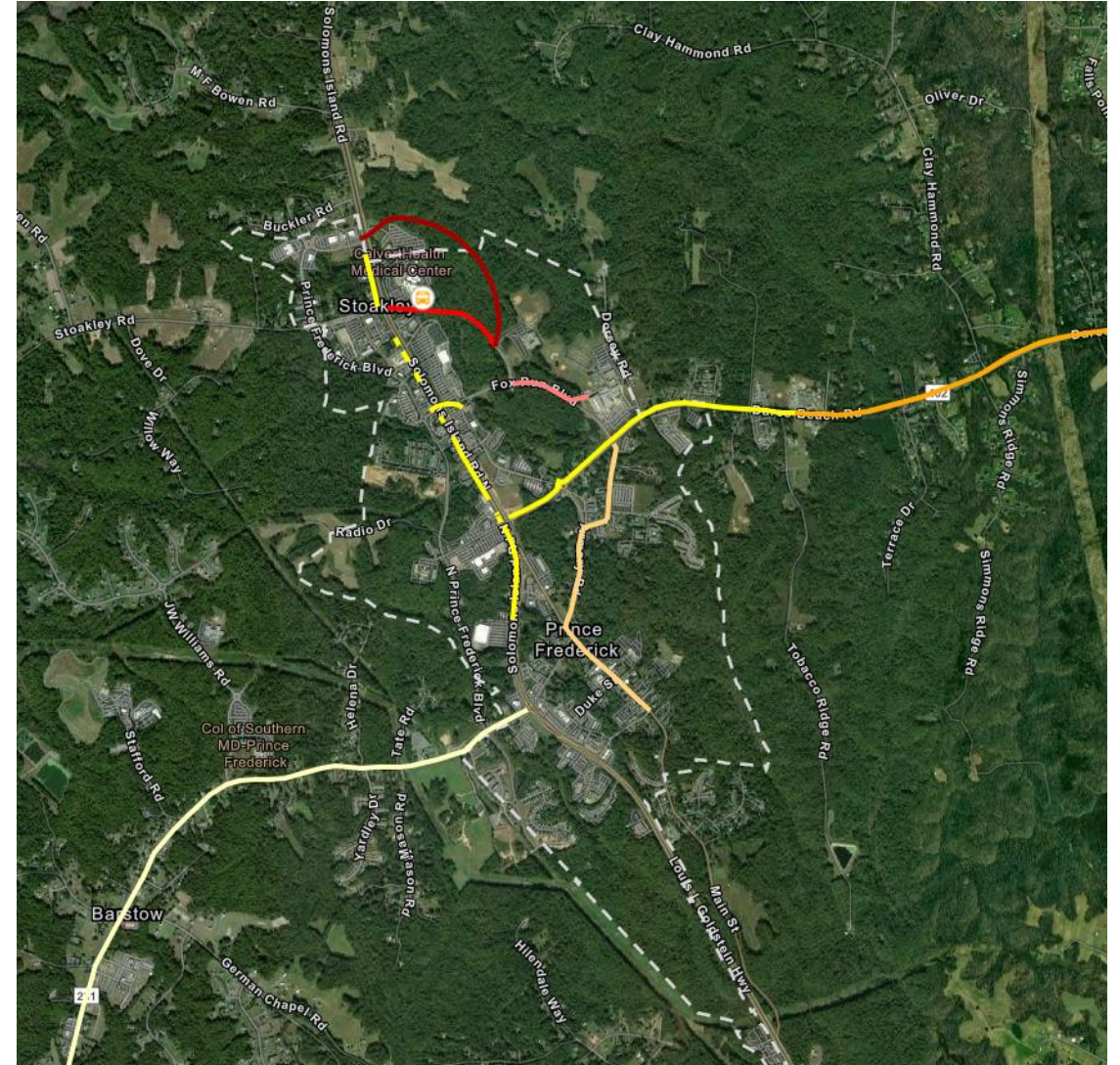
- Bridge from Armory Square across MD 2-4
- Missing sidewalk segments
- Side path along Dares Beach from MD 2-4 to Calvert Elementary
- Extend side path from Calvert Elementary School to the Bay
- Sidepath along Fox Run Blvd. from Dares Beach to MD 2-4

## Roads

- Extend Chesapeake Blvd. to Harrow Lane or Stoakley Road
- Extend Chesapeake Blvd. to north of hospital
- Complete Fox Run Blvd. between high school and Chesapeake Blvd.
- Safety and operations improvements along MD 231

## Other

- Expand Calvert Pines Senior Center
- Expand Calvert Transit Services to every 30 minutes, 6 days/week
- Construct a town square in Armory Square or along Main Street



## Breakout Session #2: Report Back





# Wrap Up

# Virtual Tours



- King Memorial Park
- Old Town Prince Frederick
- Transportation Videos on Walking, Biking\*, Local Transit\*, Commuter Bus\*, and Vehicles\*

Posted to Facebook, YouTube and county's website. \*Coming soon.





# Town Center Master Plan Update Process

We are  
here

## Identify Issues

- Staff preparation
- Community Outreach
- Public Meetings

Winter 2019/2020 - Fall 2020  
*(delays due to COVID-19)*

## Develop Plan

- Public Meetings
- Draft plan
- Planning Commission review

Fall 2020 – Winter 2020/2021

## Adoption

- Planning Commission Public Hearing/Approval Recommendation
- Board of Calvert County Commissioners Review/Public Hearing
- Adoption

Spring 2021 -  
Summer 2021

Preliminary work on updating the zoning regulations would begin mid-way through the master plan update process.

# To Learn about Events & Status

- Visit the project page:  
[www.calvertcountymd.gov/TownCenterUpdate](http://www.calvertcountymd.gov/TownCenterUpdate)
- Sign up to receive email messages: click on “Notify Me” under News Flash and select “Planning & Zoning”
- Follow on Facebook
- Contact staff at [towncenterupdate@CalvertCountyMd.gov](mailto:towncenterupdate@CalvertCountyMd.gov) or call 410-535-1600 x 2356 during business hours

